048.0	0007	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	898,400 / 898,400
					USE VALUE:	898,400 / 898,400
					ASSESSED:	898,400 / 898,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		PARALLEL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAURO MATTHEW Z
Owner 2:	BROWN CARI
Owner 3:	
Street 1:	5 PARALLEL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SPENCE MICHAEL C--ETAL -
Owner 2:	SPENCE JANICE M -
Street 1:	5 PARALLEL STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .15 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Asbestos Exterior and 1994 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6520.000	403,100	2,800	492,500	898,400
Total Card	0.150	403,100	2,800	492,500	898,400
Total Parcel	0.150	403,100	2,800	492,500	898,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 450.55 | /Parcel: 450.55

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 34536
GIS Ref:
GIS Ref:
Insp Date: 01/13/09

PREVIOUS ASSESSMENT

Parcel ID: 048.0-0007-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	403,100	2800	6,520.	492,500	898,400		Year end	12/23/2021
2021	101	FV	392,000	2800	6,520.	492,500	887,300		Year End Roll	12/10/2020
2020	101	FV	345,700	2800	6,520.	492,500	841,000	841,000	Year End Roll	12/18/2019
2019	101	FV	272,900	2800	6,520.	523,300	799,000	799,000	Year End Roll	1/3/2019
2018	101	FV	248,100	2800	6,520.	381,700	632,600	632,600	Year End Roll	12/20/2017
2017	101	FV	248,100	2800	6,520.	332,400	583,300	583,300	Year End Roll	1/3/2017
2016	101	FV	248,100	2800	6,520.	283,200	534,100	534,100	Year End	1/4/2016
2015	101	FV	235,000	2800	6,520.	277,000	514,800	514,800	Year End Roll	12/11/2014

!4113!

PRINT

Date	Time
12/30/21	00:03:49

LAST REV

Date	Time
08/03/20	11:57:47
danam	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 4113

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SPENCE MICHAEL	70066-26		10/12/2017		829,500	No	No		
MUNDY KIMBO B	23847-393		11/1/1993		250,400	No	No		Y

USER DEFINED

Prior Id # 1:	34536
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2019	1214	Inter Fi	37,300	O				
9/17/2007	814	Re-Roof	7,500					
4/28/1992	153		18,000					DORMER & BATH

ACTIVITY INFORMATION

Date	Result	By	Name
1/13/2009	Meas/Inspect	189	PATRIOT
3/12/2008	Fieldrev-Chg	BR	B Rossignol
3/14/2000	Meas/Inspect	263	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6520		Sq. Ft.	Site		0	80.	0.94	1									492,479						492,500	

Total AC/HA:	0.14968	Total SF/SM:	6520	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	492,479	Spl Credit		Total:	492,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	4 - Vinyl	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	3	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.17657971
Const Adj.:	0.94535542
Adj $ / SQ:	150.159
Other Features:	110500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	495186
Depreciation:	92105
Depreciated Total:	403082

COMMENTS

OF=SHOWER STALL AND SINK TFL, JACUZZI TUB N BATH, SINK IN SFL, BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

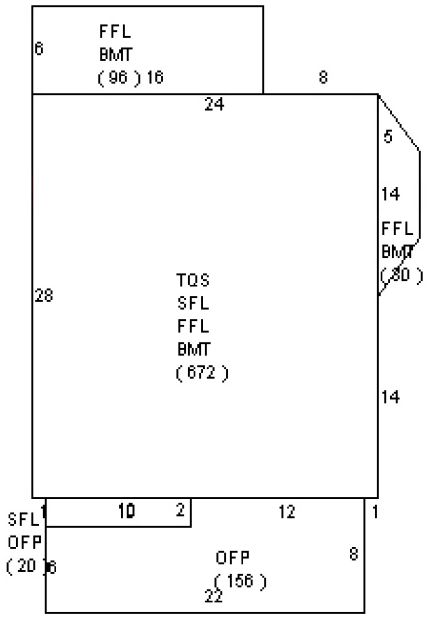
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	165.17
Special Features:	0	Val/Su Net:	135.82
Final Total:	403100	Val/Su SzAd	202.16

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	798	45.050	35,948
FFL	First Floor	798	150.160	119,827
SFL	Second Floor	692	150.160	103,910
TQS	3/4 Story	504	150.160	75,680
OFP	Open Porch	176	24.460	4,305

Net Sketched Area:	2,968	Total:	339,670
Size Ad	1994	Gross Area	3136	FinArea	1994
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 048.0-0007-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X12	A	AV	1915	32.36	T	40	101			2,800			2,800

More:	N	Total Yard Items:	2,800	Total Special Featues:		Total:	2,800